

**M06-00786**

Klamath County, Oregon

01/13/2006 03:16:35 PM

Pages 1 Fee: \$21.00

After recording return to:

Warren K. Partridge

P.O. Box 329

Bly, OR 97622

Until a change is requested all
tax statements shall be sent to
The following address:

Warren K. Partridge

P.O. Box 329

Bly, OR 97622

Escrow No. MT72171-KR

Title No. 0072171

SWD

STATUTORY WARRANTY DEED

Crosby Avenue, LLC, an Oregon limited liability company Grantor(s) hereby convey and warrant to **Warren K. Partridge and Laurey L. Partridge, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 2 of Minor Land Partition No. 61-91, recorded in records of the Klamath County Clerk, located in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-003CA-00501-000

Key No: 873361

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 11th day of January, 2006

Crosby Avenue, LLC, an Oregon limited liability company

BY:

G. Michael Dunlap, Member

BY:

Delra J. Dunlap, Manager

State of OregonCounty of **KLAMATH**

On this 11th day of January, 2006, before me, Kristi L. Redd the undersigned, a Notary Public in and for said State, personally appeared G. Michael Dunlap as a Member and Delra J. Dunlap as Manager of Crosby Avenue, LLC an Oregon Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.